### North Hills NCOD

Neighborhood Meeting

October 30, 2017

Matthew Klem, Raleigh Department of City Planning



### Agenda

- Introductions
- <u>N</u>eighborhood <u>C</u>onservation <u>O</u>verlay <u>D</u>istrict
- NCOD Process
- Next Steps



### What is an NCOD?

- Zoning overlay district
- Usually more restrictive than base zoning
  - Every property has zoning
  - Zoning regulates things like lot size, building setbacks, building height, and permitted uses
- Additional development standards for an identified neighborhood
- Intended to preserve the built character of an area



#### **NCOD Process**

- **Step 1**: Citizens petition (February 2017)
  - Specific characteristics requested: lot size, lot width, primary street setback, building height
- Step 2: Neighborhood study (February April 2017)
  - What is the predominant character?
  - Presentation to neighbors in April and Council in May
- Step 3: Text Change (October 2017)
  - Change to the UDO
  - Lot size and width
- Step 4: Rezoning



#### **Pre-Application** Conference Neighborhood Meeting **Submit Application** Planning and **Development Officer** Review **Planning Commission Public Meeting** Review & Recommend **City Council Public Hearing Review & Decide Approve** Disapprove

## Rezoning Process

Internal staff meeting (October 20)

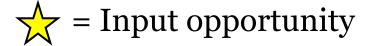
Tonight! (October 30)

Early November

Two week staff review

Review and Recommendation (future date)

Review and Public Hearing (future date)





# Rezoning Area





# Sec. 5.4.3.F.11. North Hills NCOD

	North Hills NCOD
Minimum Lot size	14,000 sf.
Minimum Lot width (interior)	90 ft.
Minimum Lot width (corner)	110 ft.



# Sec. 5.4.3.F.11. North Hills NCOD

Proposed

Existing

	North Hills NCOD	Residential-4 (R-4)
Minimum Lot size	14,000 sf.	10,000 sf.
Minimum Lot width (interior)	90 ft.	65 ft.
Minimum Lot width (corner)	110 ft.	80 ft.

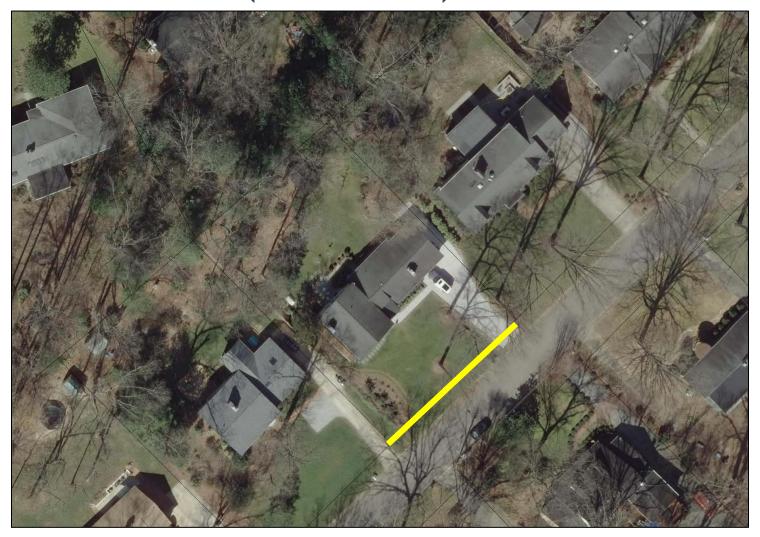


### Lot Size



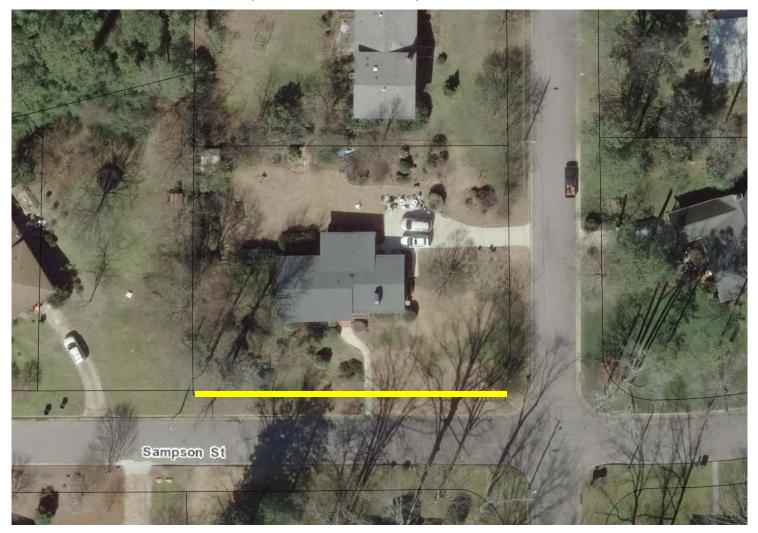


## Lot Width (interior)





## Lot Width (corner)





### Questions

Project webpage on <a href="www.raleighnc.gov">www.raleighnc.gov</a> (search for North Hills NCOD)

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